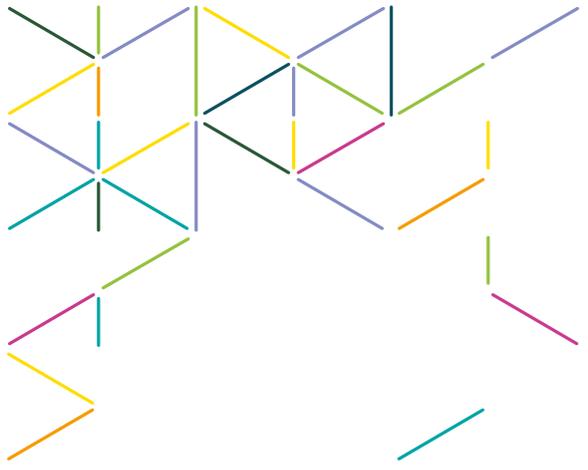


# RÁINTREE



**CONNECT.  
CREATE.  
COLLABORATE.**



## UNIQUE WORKSPACE



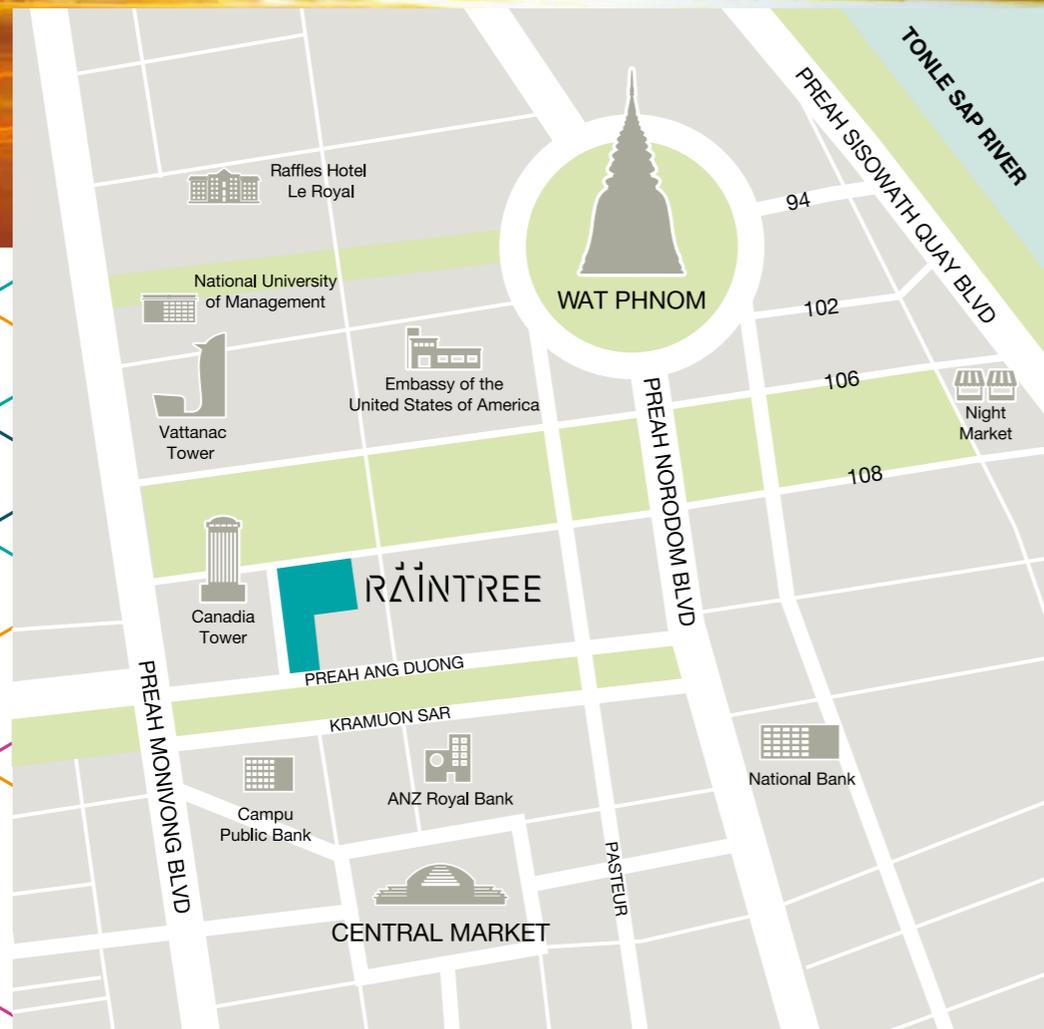
Raintree is Cambodia's first boutique office building designed for fast-growing organisations with an innovative approach to workspace. The development provides 3000sqm of flexible office space across four floors, with a rooftop terrace and loft event space.

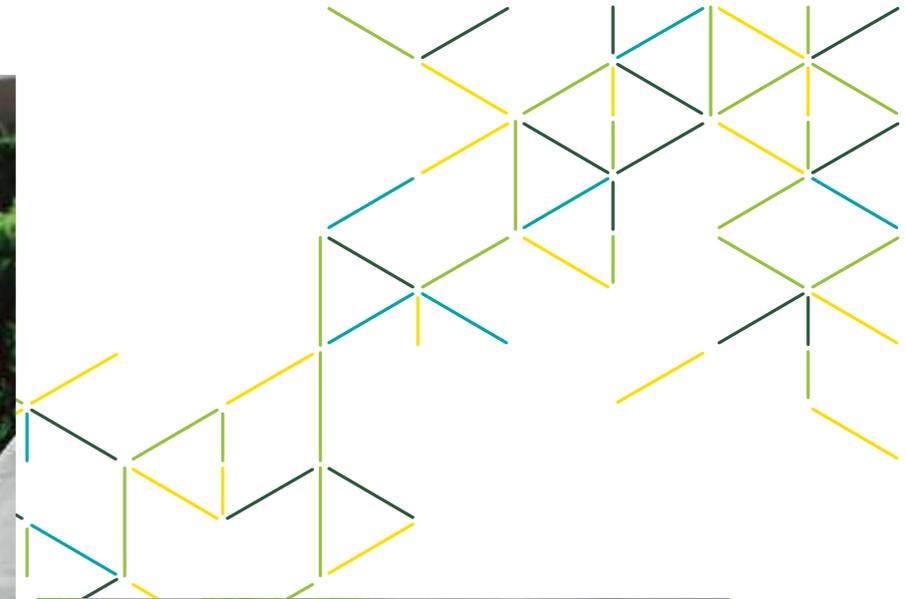
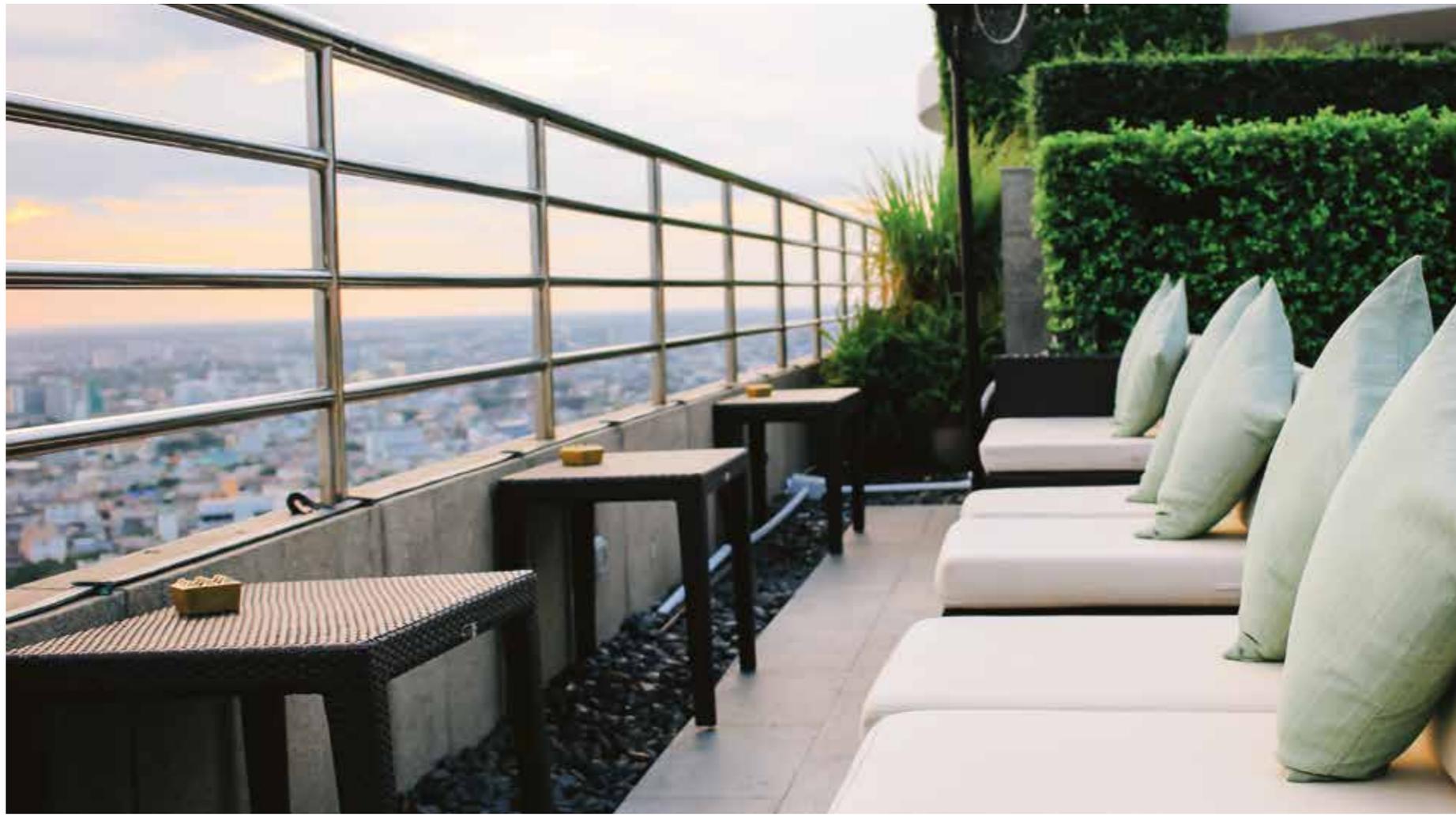




## CENTRAL LOCATION

Raintree is situated in the bustling heart of Phnom Penh's central business district, neighbouring major banks, hotels and embassies - just a stone's throw away from the city's main districts and key landmarks including Central Market, Riverside and Wat Phnom. The building can be accessed from two of Phnom Penh's major streets, Preah Monivong Boulevard and Preah Ang Duong, making it the ideal epicentre for collaborative work.





## URBAN GREENERY



The development embraces nature as a unique design element. The façade is sheltered from the sun by 'sheets' of vertical greenery interspersed with clean modern lines. The green layer also functions as a natural barrier from the busy surroundings, enhancing the quality of workspace. The industrial chic interior combined with the green exterior, presents a fresh alternative to the traditional office tower.

Raintree is designed to facilitate interactive and innovative work across all sectors. The project houses a cluster of independent retail outlets to complement the office space including cafés, restaurants and an alleyway bar. The multi-purpose event space allows your organisation and your clients to host all forms of activity from corporate events to training to conferences. With everything under one roof, the development will be a hub for diverse organisations to thrive in Cambodia's emerging economy.



## DYNAMIC COMMUNITY



## SPECIFICATIONS

<b>LOCATION</b>	Central business district, access from Preah Monivong and Preah Ang Duong
<b>SECURITY</b>	24hr guard security, car park and lobby access controlled during working hours, CCTV provision on all floor entrances
<b>EMERGENCY POWER</b>	100% back-up
<b>PARKING</b>	Dedicated motorbike (150 spaces) and limited car parking (20 spaces) for tenants, monthly rate available
<b>CEILING HEIGHT</b>	2.9m with 2.2m window panel height, 4.3m in loft space
<b>ACCESS</b>	Single passenger elevator and double staircase access for all floors
<b>AIR-CONDITIONING</b>	Ducted split-unit system
<b>TELECOM</b>	Telephone landlines and multiple ISPs
<b>FIRE SAFETY</b>	Dual fire escape access across all floors, smoke detector per 100sqm including common areas
<b>TOILETS</b>	Separate male, female and accessible toilets per floor at international standard
<b>FLOOR PLATE</b>	Approximately 900sqm per office floor. Units range from 80sqm to 330sqm, combinable
<b>AMENITIES</b>	Pantry, mailboxes, executive shower unit, shared rooftop terrace, loft event space (150+ capacity), ATMs
<b>FEATURES</b>	Extensive planting across all floors, private balconies for selected units, exposed ceiling, open lobby, original design throughout common areas

**Disclaimer:** All information contained in this brochure, including but not limited to measurement of the built-up area, specifications, plans, drawings, images, pictures, visuals, illustration, furniture & fittings layout, and the presentation of show units and the Project are subject to change as may be required by the relevant authorities or the developer's architect and without notification to you and shall not be taken as the identical or exact representation of the actual unit that is to be or being leased by you or part of an offer or contract. Please refer to the lease agreement of the actual unit being leased for specification and description approved by the relevant authorities. All illustrations are artist's impressions and such illustrations may differ from the actual final presentation of the unit and area and are subject to change. The lifestyle and presentation and the units' interior design and decoration depicted herein is a mere suggestion and implementation of the depicted lifestyle and presentation depends on collective agreement of all owners to contribute towards the set up, maintenance of necessary fittings or accessories of respective facilities and provision of the relevant lifestyle services.

## ABOUT THE DEVELOPER

**WE BELIEVE IN SPACE THAT WORKS, INSPIRES, AND ULTIMATELY CONTRIBUTES TO OUR LARGER COMMUNITY.**



Raintree is a joint venture between Urbanland Asia (Embassy Residences, Embassy Central, Urbanland Tower) and August Development Co. (ADC). We take a fresh development approach to workspace that is community-focused and design-conscious to encourage the exchange of ideas and experiences. The development brings together experience from London, Kuala Lumpur, Miami and Phnom Penh with a dedicated property management team.



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